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Date :- 17/12/2019

Annexure-B

To,

The Secretary,

Maharashtra Real Estate Regulatory Authority.

SEARCH AND TITLE DEED VERIFICATION REPORT.

I the undersigned hereby state that, I have been placed in my hands the documents mentioned here-in-below in respect of the field owned by Amravati Housing and Development Board, Amravati, Tq. & dist. Amravati. Through It's Officer, R/o, Amravati, Tq. & Dist. Amravati, with regards to issue a Search Report and Title Deed Verification Report of the stated hereinafter, and accordingly the instant report has been issued after due verification of all the available documents and the record of office of Sub- Registrar Class-2, Amravati, Tq. & Dist. Amravati.

1. Name of the Office:- Amravati Housing and Development Board, Amravati Through It's Chief Officer, R/o, Amravati, Tq. & Dist. Amravati.
2. Reference No. & Date:- Letter Dt.: -26/02/2018 Letter No.: - T&S/463/2018.
3. Name of the unit/concern/company/person offering the property as security: - Amravati Housing and Development Board,
Amravati Through It's Chief Officer.
Residence of Amravati, Tq. & Dist. Amravati

4. Constitution of the unit/concern/company/person/body/authority offering the property for creation of charge: regarding property

The property offered belongs to Mouje:- Akoli, Tq. & Dist. Amravati, Field Property field as per Gav Namuna VII & XII, Copy of Ferfar, The said field is originally admeasuring about H. 3. 93. R. field Survey No. 47 of Mouje:- Akoli, Tq. & Dist. Amravati. The said Field property is under the limits of in the Registrar Sub-District and District Amravati, and situated in the Sub-Registrar Class-2, Amravati, Dist. Amravati. , is Subject matter of the Field property. The said Field is bounded as under.

FIELD PROPERTY. :-Field Survey No. 47 part thereon (47/1, 47/1-A, 47/1-B, & 47/2) of Mouje:- Akoli, Tq. & Dist. Amravati admeasuring about H.13. 56. R.

Towards East:- Field Survey No. 57 & 58,

Towards West:- Field Survey No.48,

Towards North:- Field Survey No. 57,

Towards South:- Field Survey No.44 & 59.

5. In the capacity is security offered:- Borrower

6. a) Particulars of documents scrutinized- serially and chronologically:-

I) Copy of Award passed by the Land acquisition Officer in L.A. Case No. 47/Akoli-1/87-88 Dt. 23/09/1987,

II) Copy of Gav Namuna VII & XII dt. 04/10/2018.

III) Copy of Field Survey Map issued by Suprident Land record dt. 13/12/2019.

6.A. a) Nature of documents verified:- all relevant documents are verified from the record of Sub- Registrar Class-2, Amravati, Dist. Amravati by paying requisite fee vide receipt No. 2249 Dt. 16/03/2018.

b) Complete description of the immovable property offered as a security for creation of registered mortgaged of regarding

Property:- Ownership of Field which is totally admeasuring about about H.13. 56.R. is under the limits of in the Registrar Sub-District and District Amravati,.

1. Titles tracing out of the title:- That initially the above mentioned Field property is situated at Mouje:- Akoli, Tq. & Dist. Amravati vide Field Survey No. 47 part thereon (47/1, 47/1-A, 47/1-B, & 47/2) was for the purpose construct tenments under the various schemes of Maharashtra Housing and Area Development authority (Hereafter MHADA) is under the limits of in the Registrar Sub-District and District Amravati, and within the Jurisdiction of Amravati Municipal Corporation Amravati.

1. A. The Field Survey No. 47/1, 47/1-A, 47/1-B, & 47/2, of Mouje:- Akoli, Tq. & Dist. Amravati total admeasuring H. 13. 56. R. of land was originally owned by different persons in the year 1987. And the same are described below:-

a) The Field Survey No. 47/1 of Mouje:- Akoli, Tq. & Dist. Amravati out Field Survey No. 47 totally admeasuring H. 1. 17. R. Thereafter the Land Acquisition Officer by passing award in L.A. Case No. 47/Akoli-1/87-88 Dt. 23/09/1987 the 100% land i.e. H.1. 17. R. was awarded to Govt. of Maharashtra Nagpur Housing and Area Development Board, Nagpur. Thereafter the said Field

property was muted on revenue record in the name of Nagpur Housing and Area Development Board, Nagpur vide ferfar No. 458 is subject matter of the property.

b) The Field Survey No. 47/1-A of Mouje:- Akoli, Tq. & Dist. Amravati out Field Survey No. 47 total admeasuring H. 2. 58. R. Thereafter the Land Acquisition Officer by passing award in L.A. Case No. 47/Akoli-1/87-88 Dt. 23/09/1987 the 60% land out of said field i.e. H.1. 55. R was awarded to Govt. of Maharashtra Nagpur Housing and Area Development Board, Nagpur. Thereafter the said Field property admeasuring H.1.55.R. out of field survey No. 47/1-A was muted on revenue record in the name of Nagpur Housing and Area Development Board, Nagpur vide ferfar No. 458 is subject matter of the property.

c) The Field Survey No. 47/1-B of Mouje:- Akoli, Tq. & Dist. Amravati out Field Survey No. 47 total admeasuring H. 0. 95. R. Thereafter the Land Acquisition Officer by passing award in L.A. Case No. 47/Akoli-1/87-88 Dt. 23/09/1987 the 100% land out of said field i.e. H.0. 95. R was awarded to Govt. of Maharashtra Nagpur Housing and Area Development Board, Nagpur. Thereafter the said Field property admeasuring 95.R. of field survey No. 47/1-B was muted on revenue record in the name of Nagpur Housing and Area Development Board, Nagpur vide ferfar No. 458 is subject matter of the property.

d) The Field Survey No. 47/2 of Mouje:- Akoli, Tq. & Dist. Amravati out Field Survey No. 47 total admeasuring H. 9. 26. R. Thereafter the Land Acquisition Officer by passing award in L.A. Case No. 47/Akoli-1/87-88 Dt. 23/09/1987 the 60% land out of said field i.e. H.5. 18. R was awarded to Govt. of Maharashtra Nagpur Housing and Area Development Board, Nagpur. Thereafter the said Field property admeasuring H.5.18.R. out of field survey No. 47/2 was muted on revenue record in the name of Nagpur Housing and Area Development Board, Nagpur vide ferfar No. 20026 is subject matter of the property.

The total field property admeasuring H. 13. 56. R. muted on revenue record vide ferfar No. 458 & 20026 in the name of Nagpur Housing and Area Development Board, Nagpur. And said property was converted in non-agricultural purpose.

7. (a) I have taken the search of Index Register from last Thirty years from 1990 to 2019 in the available record of office of the Sub- Registrar Class-2, Amravati, Tq. Dist. Amravati of Field property here above mentioned by paying requisite fee vide Receipt No.2249 Dt. 16/03/2018 to the Sub- Registrar Class-2, Amravati, Dist. Amravati, in the available record of office of the Sub- Registrar Class-2, Amravati, Dist. Amravati. That upon verification of the relevant entries available with the office of Sub. Registrar, it appears that, said mentioned Field property was owned and possessed by Nagpur Housing and Area Development Board, Nagpur, and there was no any Encumbrances shown on revenue record, and there was no any claim of third party or any local authority, liens the above mentioned field property is free and readily marketable title after taking search from revenue record.

8. Details regarding Property Tax mentioned here above:- property tax Assessment for the year 2018-189 not found.

9. Nature of Title of the intended the Property (whether full ownership rights. Leasehold Rights. Occupancy/ Possessory Rights or inam Holder or Govt. Grantee/ Allottee etc.)

IV) Copy of Award passed by the Land acquisition Officer in L.A. Case No. 47/ Akoli-1/87-88 Dt. 23/09/1987,

V) Copy of Gav Namuna VII & XII dt. 04/10/2018.

VI) Copy of Field Survey Map issued by Superintendent Land record dt. 13/12/2019.

V) Original Copy of record of rights.

10. a Encumbrances, Attachments, and/or claims whether of Government, Central or state or other Local authorities or Third Party Claims, Liens etc. and details thereof. If yes give the details thereof.

Nill .

b. The period covered under the Encumbrances Certificate and the name of the person in whose favor the encumbrances is created and if so, satisfaction of charge if any.

Nill.

11. Details regarding property tax or land revenue or other statutory dues paid/ payable as on date and if not paid, what remedy?

Kindly ask for fresh Tax for the period of 2018 to 2019.